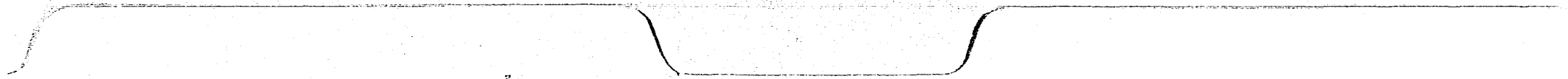


**PB# 74-5**

**Benjamin Harris**

Benjamin Harris '14-5  
Side Plan



X

Approved 5/23/74  
 filed with  
 Town Clerk 5/23/74

# GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 1928

Received of Benjamin Harris May 23 1974  
One Hundred and no/100 \$100.00  
 Dollars  
 For Planning Board - Site Plan Approval

DISTRIBUTION:

FUND	CODE	AMOUNT

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14607

Deputy  
 TITLE  
 BY Janet Nelson

# GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 1855

Received of Shirley Hasdenkefel April 10 1974  
Eight and no/100 \$8.00  
 Dollars  
 For Planning Board - Engineers Fee - Site Plan - Ben Harris

DISTRIBUTION:

FUND	CODE	AMOUNT

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14607

Deputy Town Clerk  
 TITLE  
 BY Janet A. Nelson

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR, NEW YORK

Forge Hill Rd.  
New Windsor, N. Y.  
October 7, 1971

Mr. Joseph C. Tallarico, Chairman  
Town of New Windsor Planning Bd.  
Town Hall - 555 Union Ave.  
New Windsor, N. Y. 12550

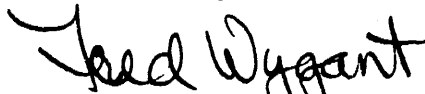
Re: Benjamin Harris - Interpretation

Dear Mr. Tallarico:

Please be advised that the Board found through an interpretation of the Zoning Ordinance that Mr. Harris has sufficient amount of parking area for his proposed building to be located at No. 200 Rt. 9W, Town of New Windsor, N. Y.

Since he proposes a one-story building with a basement, the square footage of the first floor is the only area taken into consideration for parking requirements.

Yours truly,



FRED WYGANT, CHAIRMAN

By: Patricia A. Delio, Secretary

/pd

cc: Howard Collett, Bldg. Inspector

BERNARD KESSLER, P.E.  
*Consulting Engineer*  
6 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977

914 356-0217

October 26, 1971

Town of New Windsor Planning Board

Re: Site Plan, Ben Harris

Site Investigation: 10/22/1971

The only objection to the submitted site plan is as follows:  
the two parking spaces directly in front of the entrance should  
be eliminated for safety reasons.

*Bernard Kessler*

Date FEB 14/1974

Application No. 714-5

**TOWN OF NEW WINDSOR PLANNING BOARD**

555 Union Avenue; Tel: 565-8808

**APPLICATION FOR SITE APPROVAL**

→ Dec 27 Adj'da?

Name BENJAMIN HARRIS

Address ROUTE 9W, NEW WINDSOR

1. Owner of the property BENJAMIN HARRIS

2. Location of the property EAST SIDE OF ROUTE 9W,  
150 FT SOUTH OF INTERSECTION OF UNION AVE

3. zone area L.D

4. Nature of business WAREHOUSE / RETAIL

5. Lot size: Front 302' Rear 240' Depth 274'

6. Building setbacks: Front yard 50' Rear yard 64'  
Side yard 58' 95'

7. Dimensions of new building 7260 sq. ft 89' Front, 80' Rear, 110' 1/2' side  
Addition \_\_\_\_\_

If addition, state front, side, rear of existing structure:

EXISTING BLDG, FRONT 50', SIDE 120', REAR 50'

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

Benjamin Harris

Final Approval

ENGINEER FOR HARRIS

Adopted 10/5/70

OK  
JH

Page 1 of 1  
The following information is being provided for your information:  
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The following information is being provided for your information:

THE FOLLOWING INFORMATION IS BEING PROVIDED FOR YOUR INFORMATION:

NEW YORK STATE  
DEPARTMENT OF TRANSPORTATION

Raymond T. Schuler, Commissioner  
112 Dickson Street  
Newburgh, NY 12550



March 26, 1974

Town of New Windsor  
Howard Colette, Bldg. & Zoning Insp.  
555 Union Avenue  
Newburgh, NY 12550

RE: BENJAMIN HARRIS  
ADDITION TO EXISTING BLDG.

Dear Sir:

I met with Mr. Harris on March 25, 1974, and explained the need of a permit if he intends to make a change or disturb the State's property in any way. He indicated to me that the State right-of-way will not be involved. Therefore, a permit is not required.

Very truly yours,

Lawrence L. Greer  
Resident Engineer

A handwritten signature in cursive script that reads "Dominick Bello".

BY: DOMINICK BELLO  
Assistant Resident Engineer

LLG:DB:jag



WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Ben Harris Site Plan  
Subdivision \_\_\_\_\_ as submitted by George Shaw Jr. P.E.  
for the building or subdivision of Ben Harris Realty  
has been reviewed by me and is approved XXXX d: sapproved \_\_\_\_\_

If disapproved, please list reason.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Joseph C. Craig  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

March 20, 1974

\_\_\_\_\_  
DATE

ZONING BOARD OF APPEALS  
Town of New Windsor, New York 12550

7 Franklin Avenue  
New Windsor, N. Y.  
February 20, 1974

Joseph LoScalzo, Chairman  
New Windsor Planning Board  
555 Union Avenue  
New Windsor, N. Y. 12550

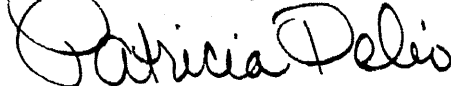
RE: BENJAMIN HARRIS - Parking Variance

Dear Mr. LoScalzo:

Kindly be advised that the following motion was made and carried at a recent meeting of the Zoning Board of Appeals regarding the above application of Benjamin Harris:

Motion by Lawrence Bilello, seconded by Vincent Bivona that the Zoning Board of Appeals with respect to the application of Benjamin Harris take the position that the application is premature and inappropriate inasmuch as he conforms to the existing zoning requirements and that the motion be forwarded to the Planning Board as to indicate the position of the ZBA to obviate Mr. Harris' returning for further consideration.

Yours truly,



Patricia Delio, Secretary

/pd

cc: Howard Collett, Building Inspector

**WATER, SEWER, HIGHWAY REVIEW FORM:**

March 14, 1974

The maps and plans for the Site Approval xxx Subdivision       

as submitted by George J. Shaw Jr. P.E.

for the building or subdivision of Ben Harris (Old 9-W) Addition

has been reviewed by me and is approved xxx disapproved       

If disapproved, please list reason.

Spur has been provided.

*Please submit plans or drawings to this office*

**HIGHWAY SUPERINTENDENT**

State, County, Town       

Joseph C. Craig  
**WATER SUPERINTENDENT**

Lymon D. Wastem Jr.  
**SANITARY SUPERINTENDENT**

Date

9/22/70

Application No.

74-5

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE APPROVAL

Name

BENJAMIN HARRIS

Address

200 ROUTE 9W NEW WINDSOR, N.Y.

1. Owner of the property

BENJAMIN HARRIS

2. Location of the property

180 ROUTE 9W NEW WINDSOR, N.Y.

3. Zone area

LOCAL BUSINESS

4. Nature of business

LOCAL BUSINESS

5. Lot size: Front

114

Rear

100

Depth

250 average

6. Building setbacks: Front yard

40'

Rear yard

70'

Side yards

15'-35'

7. Dimensions of new building

50 X 120

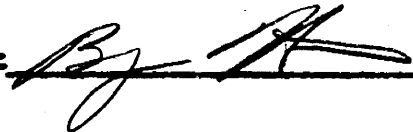
Addition

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant



Presubmission

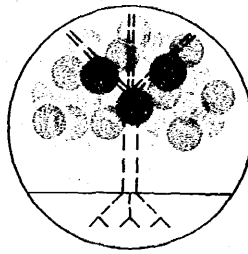
Final approval

5/22/74 SH

Adopted 10/5/70

# Department of Planning

Peter Garrison, A.I.P., Commissioner  
Edwin J. Garling, A.I.P., Deputy Commissioner  
Our File #NWT-73-34M



The County Building  
Goshen, New York 10924  
(914) 294-5151

# County of Orange

Louis V. Mills, County Executive

November 13, 1973

Mr. Fred Wygant, Chairman  
Town of New Windsor Zoning Board of Appeals  
c/o Ms. Patricia Delio, Secretary  
7 Franklin Avenue  
New Windsor, New York 12550

RE: Variance of Benjamin Harris

Dear Mr. Wygant:

In accordance with the General Municipal Law, Sections 239 1 and m, we are forwarding to you our review of the above application.

1. Utilizing the proposed site to its capacity, the applicant must use both stories of the existing and proposed buildings. If this will be the case, a total of 29,400 square feet will be in issue. Bearing in mind the Town's Zoning requirements, the total amount of parking spaces would seem to be approximately 196 berths. The applicant provides for 74 or 37% of the required number of parking spaces.

2. We are cognizant of the fact that the existing building housing two stores, does not generate much traffic. In the absence of knowing what type of establishment the future building will house, the standard according to Town Law must prevail. It should also be noted that both buildings may change establishments from time to time.

3. As the site plan stands now, there are parking spaces placed in precarious positions. On the north side of the site, berths are placed adjacent to points of access and egress. There are also berths placed in front of an existing garage door. There is reason to doubt whether these spaces can truly be effective as parking spaces.

4. We are aware that the Town's Zoning Board of Appeals is knowledgeable of the fact that the existing building presents no parking problem. Because of this, there are alternatives that the applicant may pursue in a future application. The applicant can elect to diminish the floor area of his proposed building. He can elect to limit

BERNARD KESSLER, P.E.  
*Consulting Engineer*  
6 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977

(914) 356-0217

March 25, 1974

Town of New Windsor Planning Board

Subject: Ben Harris Site Plan

This site plan contains one item for which specific New York State Dept. of Transportation approval is needed. Twenty one of the indicated parking spaces appear to be on the State right of way for Route 9W. If the State disapproves this encroachment, it will be necessary to obtain a parking variance from the Z.B.A. or to cut down the size of the proposed building.

A handwritten signature in cursive script, reading "Bernard Kessler". The signature is written in dark ink and is positioned below the main body of text.

ZONING BOARD OF APPEALS  
Town of New Windsor, New York 12550

7 Franklin Avenue  
New Windsor, N. Y.  
May 8, 1974

Howard Collett, Building Inspector  
Town of New Windsor  
555 Union Avenue  
New Windsor, N.Y. 12550

RE: Decisions: Applications for Variances  
Infante/ Cimorelli  
Westchester Concrete  
Benjamin Harris

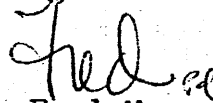
Dear Mr. Collett:

Please be advised that the above applications for variances were all approved by the members of the ZBA on May 6, 1974.

Kindly refer to the minutes of the May 6th meeting for the details of each application which was granted.

Thank you.

Yours truly,



Fred Wygant, Chairman

By: Patricia Delio, Secretary

/pd

cc: Joseph LoScalzo, Chairman ✓  
New Windsor Planning Board



A large, stylized capital letter 'N' is positioned on the left. To its right is a detailed illustration of a fountain pen, angled diagonally upwards. The pen has a dark, tapered nib and a long, slender body with a small crossbar near the tip. The background is a light, textured grey.

LANDS N/F  
DEL HABELOS

PROPOSED NEW  
RETAIL SITES

FREE 1000  
30  
SOME SIDEWA

FF ELEV 1000  
SIDEWALK

CENTER MALL

# S I T E P L A N

## SITE PLAN INFORMATION

ZOLLING LB  
NEW WINDSOR SCHOOL DISTRICT

FRONT YARD	40' MIN.
SIDE YARD	15' MIN.
REAR YARD	30' MIN.

PARKING SPACES (2/300<sup>sq</sup> FLOOR AREA)  
RESERVED ROAD 72 SPACES PROVIDED  
(BASEMENT TIRE STORAGE)

RECORD OWNER  
- BEN HAYES  
ROUTE 24 NEW W. RECORD CO.

HOURS OF LIGHTING  
9AM - 5PM

EXISTING GRADE  
REVISED GRADE

LANDS L/E  
DITTBRENNER

Level APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON May 28, 1998  
[Signature]

REV. SEC 3/26/74  
REV. SEC 1/23/74

SITE PLAN	1-1-73
PROPOSED NEW BRIDGE	2076
FOUR	GPS.
BEN HAYES	CONTRACT NO.
BRIDGE NO.	1011
BRIDGE NO.	8/11/73
BRIDGE NO.	AS SHOWN
BRIDGE NO.	BRIDGE NO.
GEORGE J. SHAW JR.	1
122 LEXINGTON ST.	
NEWTON, MASS.	